

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-F-24-RZ                      **Related File Number:**  
**Application Filed:** 5/22/2024              **Date of Revision:**  
**Applicant:** MARVIN F. WEBB

## PROPERTY INFORMATION

**General Location:** Southeast side of Gardner Ln, northeast of Cottonwood Meadow Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 46 229                      **Jurisdiction:** County  
**Size of Tract:** 3.72 acres  
**Accessibility:** Access is via Gardner Lane, a local street with a pavement width between 14 - 15 ft within a right-of-way ranging between a 40 ft - 45 ft

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:**                                      **Density:**  
**Planning Sector:** North County              **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This is a predominantly residential area with a mix of housing types. Multi-family developments abut the subject property on the west side, and single-family houses on varying lot sizes are spread throughout. Undeveloped, densely forested property lies generally to the east of the subject property.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 206 GARDNER LN  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:**  
**Extension of Zone:** No, this is not an extension.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and the Knox County Comprehensive Plan.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The surrounding area has transitioned from agricultural to residential in character since the early 1990's. Between 1995-2007, three large residential developments were constructed within 515 ft of the subject property. The developments included multi-family and single-family dwellings on a range of lot sizes.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA (Low Density Residential) zone is intended to provide for areas with low population densities.
2. The RA zone is a more appropriate zoning designation for the subject property then the current A zone since it allows lot sized and development more in the character of the surrounding residential area.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. This property is located in an area with a mix of residential zones and densities. Surrounding zoning includes the A, RA, and PR (Planned Residential) zones up to 15 du/ac. The RA zone is consistent with the surrounding area.
2. The minimum lot area in the RA zone is 10,000 sq ft for single-family houses and 12,000 sq ft for duplexes. With a lot area of 3.72 ac and based on minimum lot area alone, the subject property could yield between 14-16 lots. However, the configuration of the property would make it challenging to develop at maximum capacity.
3. With an approximate pavement width of 14.5-ft and serving twenty houses Gardner Lane may require road improvements depending on the number of dwellings to be constructed. This would be determined during the permitting phase. A concept plan would be required if more than 6 lots or a public road are proposed.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property falls within the SR (Suburban Residential) place type. The SR areas are intended to feature a range of lot sizes and focuses primarily on residential uses. Under the Comprehensive Plan, the RA zone is directly related to the SR place type, and is considered appropriate to the implement.
2. This property is located within the Planned Growth Area, which encourages a reasonably compact pattern of development and offering a wide range of housing choices. Approving the requested RA

zone aligns with the intent of the Planned Growth Area designation.

3. The recommended rezoning complies with the Comprehensive Plan's implementation policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. The lot sizes and uses allowed by the RA zone would allow development consistent with that of the surrounding area.

**Action:** Approved

**Meeting Date:** 7/11/2024

**Details of Action:**

**Summary of Action:** Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and the Knox County Comprehensive Plan.

**Date of Approval:** 7/11/2024

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 8/19/2024

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved with Conditions

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Approve RA (Low Density Residential) with condition that applicant work with County Engineering and Public Works on road widening.

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**